

**Planning Commission Meeting  
MINUTES**

November 5, 2008

The meeting was called to order at 7:00 p.m. by Chairperson Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana and Curtis Reiss.  
Rich Schilling, Township Manager and Heather Radick, Recording Secretary, were also present.

**Approval of Minutes**

Pete Lamana **moved** to table the approval of the October 1, 2008 minutes. Robert Ritter **seconded**; the motion **passed** unanimously.

**Public Comments (Agenda Items) –None**

**Sketch Plans – None**

**Confirmed Appointments - None**

**Plans to Accept for Review Only – None**

**New Business**

a. Consideration of Agricultural Security Applications

Bobb Carson stated that Commission received the agricultural security applications before their last work session, and he passed out the draft minutes of the Agricultural Security Committee's meeting of Oct 21, 2008. Bobb Carson stated that before the Planning Commission makes a recommendation to the Board of Supervisors, he would like to see more information so the Commission can make an informed decision. He suggested being presented with information such as: a map showing parcel locations, soil types, and the nature of the application, current usage and general background information before making a recommendation to the Board of Supervisors.

Rich Schilling noted that property owners only need to provide the application and the parcel ID.

Scott Douglas feels that if the Commission is making a ruling on the applications, there should be some information to have some basis to make a decision. For example, he thinks the Commission should be able to see if a property and surrounding properties are located in the appropriate zoning districts.

Rob Zisko stated that the Ag Security Committee has recommended all the properties for approval. The Bucks County Planning Commission also recommended them for approval. When the review comes back from the BCPC, it shows soil types. They also look at the zoning district the property is located in.

Rich Schilling stated that the agricultural security is the first step for preservation, so soil submissions from the property owner are not required. Rich offered to provide information if Bobb specifies what he wants. Bobb replied that it would be useful to know where the properties are and their relation to other preserved properties or agricultural security districts in the area. Rich Schilling stated that the information required for application was handed out at the last Planning Commission meeting, and he needs more time to pull all the information.

Pete Lamana feels the application itself should have more information. Rob Zisko agreed, saying it would be more helpful for the decision making process. Rob Zisko stated that all the properties are in the AD zoning district to the best of his knowledge.

Scott Douglas asked to see a tax parcel map of the Township. Rich Schilling provided a map showing permanently preserved land and a zoning map for the Commission to look over. Rob Zisko went over the permanently preserved land map with the Planning Commission.

The conclusion was made that if the Commission makes a list of what they need to see, the Township will provide what it can before the meeting. Scott suggested either a presentation be made or have the information provided for review before the Commission makes a recommendation to the supervisors on the applications.

Scott Douglas **moved** to recommend to the Board of Supervisors the inclusion of all 6 property applications to the agricultural security district. Pete Lamana **seconded**; the motion **passed** unanimously.

### **Old Business**

#### **a. Actions Regarding Pending Plans**

Brinley Court Subdivision (action required by 12/4/08)

Bobb Carson noted that the last submission from Brinley Court was on February 27, 2008. Scott Douglas **moved** to recommend denial of the plan based on the September 5, 2007 Township Engineer's review letter, unless an extension is received by December 4, 2008. Robert Ritter **seconded**; the motion **passed** unanimously.

**Correspondence – None**

**Public Comments - None**

**Code Enforcement and Zoning Administrator – Issues for discussion - None**

### **Planning Commission Comments & Project Reports**

#### **a. Report on Mansfield (Walker Fuels) special exception application.**

The Zoning Hearing Board meeting scheduled for November 3 has been deferred until a later date. Bobb Carson will be attending the December meeting.

### **Adjournment**

At 7:35 p.m., Robert Ritter **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously. At 7:35 p.m., the Commission held a work session for a discussion of the Cooks Creek Overlay District.

Respectfully submitted,

Heather Radick  
Recording Secretary

Next meeting: Wednesday, December 3, 2008